



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, December 1, 2016
City Council Chambers, 809 Center Street

Call to Order — 7:00 p.m.

Roll Call —

Present: Commissioners A. Blizinski; J. Conway; P. Kennedy; C. Nielsen; G. Pepping; Vice-Chair, M. Mesiti-Miller; Chair, P. Spellman.
Absent: None.
Staff: Director, J. Rebagliati; Principal Planner, E. Marlatt, Senior Planner, M. Ferry; Recorder, M. Schwarb.
Audience: 15-20.

Statements of Disqualification — None.

Oral Communications —

No action shall be taken on these items.

The Chair may announce and set time limits at the beginning of each agenda item.

- Mark Primack.

Announcements — None.

Approval of Minutes — Minutes of May 7, 2015 and November 19, 2015.

ACTION: Commissioner Kennedy moved, and Commissioner Conway seconded, approval of the Minutes of May 7, 2015, as submitted. The motion carried on a vote of 5-0-2 with Commissioners Mesiti-Miller, Kennedy, Conway, Spellman and Nielsen in favor, none opposed and Commissioners Blizinski and Pepping abstaining.

ACTION: Commissioner Kennedy moved, and Commissioner Nielsen seconded, approval of the Minutes of November 19, 2015, as submitted. The motion carried on a vote of 5-0-2 with Commissioners Mesiti-Miller, Kennedy, Conway, Spellman and Nielsen in favor, none opposed and Commissioners Blizinski and Pepping abstaining.

Public Hearings –

1. 2424 Mission Street CP15-0220 APN 002-631-14
Non-Residential Demolition Authorization, Design, Administrative Use, and Sign Permits to demolish a 32-room hotel and construct a new 60-room hotel in the CC (Community Commercial) and Mission Street Urban Design Overlay zone district. (Environmental determination: Categorical Exemption) (Praful Patel, owner/filed 12/23/15) MF
RECOMMENDATION: That the Planning Commission conduct a public hearing, take testimony, and continue the item with specific direction for redesign.

Senior Planner Ferry presented the staff report and the applicant's representative, John Swift, discussed development standards and design guidelines. Architect, Thiel Messer, spoke about the building design and gave reasons for the choices made.

The Public Hearing was opened. Speaking from the audience:

- John Koster;
- Dave Alexander;
- George Leonard;
- Mark Primack;
- Peter Scott;
- Debbie Bolger;
- Celia Scott;
- Candace Brown.

The Public Hearing was closed.

The Commissioners made comments and asked questions regarding:

- Width of the sidewalk;
- CalTrans approval of a sidewalk patio;
- Lobby entrance;
- Bike access and the Mission Street bike plan;
- Street trees;
- Shading simulations;
- Outside consultant review;
- Public art;
- Entrance from Mission;
- Parking circulation;
- Experience dealing with CalTrans encroachments;
- First floor height;
- First floor windows;
- Open space outdoors;
- Pedestrian experience;
- Bicycle parking and ridership;

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- Circuitous entrance;
- Articulation;
- Gateway treatment;
- Traffic calming;
- LEED certification;
- Stone choice;
- Fenestration of façade;
- Art's Commission;
- Balconies;
- Usable outdoor space;
- Requirement for LEED certification;
- Pathway through the back of the site;
- Appreciation of the efforts;
- Need for expediting Zoning Code changes;
- Boutique hotels;
- Mass and scale;
- Whether the process could be streamlined.

ACTION: Commissioner Mesiti-Miller moved, and Commissioner Kennedy seconded, continuance of the item to a date uncertain for redesign. The motion carried on a vote of 7-0 with all Commissioners in favor.

General Business — None.

Informational Items — None.

No action shall be taken on these items.

Subcommittee/Advisory Body Oral Reports — None.

No action shall be taken on these items.

- Chairperson's Report
- Planning Department Report

Director Rebagliati noted that the ADU ordinance and the Wharf Plan went to the City Council. Council changed the Transit Center definition to one half mile from the Metro Center. The Wharf Plan was the final item of the evening and the Council recommended on the advice of the City Attorney that a full EIR be prepared to forestall anticipated litigation. That process will likely take up to nine months. The December 15, 2016 meeting will be cancelled.

Items Referred to Future Agendas — None.

Adjournment — 10:40 p.m.

The next Planning Commission meeting is scheduled for December 15, 2016 in the City Council Chambers.

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the City Planning Department, 809 Center Street, Room 107 or on the City's website www.cityofsantacruz.com. These writings will also be available for review at the Planning Commission meeting in the public review binder at the rear of the Council Chambers.

APPEALS - Any person who believes that a final action of this advisory body has been taken in error may appeal that decision to the City Council. Appeals must be in writing, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk.

Appeals must be received by the City Clerk within ten (10) calendar days following the date of the action from which such appeal is being taken. An appeal must be accompanied by a five hundred fourteen dollar (\$514) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee.